

General Services Administration  
Public Buildings Service

**PUBLIC BUILDINGS  
MAINTENANCE  
STANDARDS  
FINAL**

**December 31, 2018**

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<b>Standard #</b>	<b>Equipment Item</b>	<b>Effective Date</b>	<b>Frequency</b>
ARCS-MHL-02-03M	Manhole, Sewer	2019-01-01	Quarterly
ARCS-MHL-03-06M	Manhole (Water, Steam, and Fuel Oil)	2019-01-01	Semi-annually
ARCS-RFS-01-06M	Roof Inspection, Built Up Type	2019-01-01	Semi-annually
ARCS-RFS-02-06M	Roof Inspection, Shingle Type	2019-01-01	Semi-annually
ARCS-RFS-03-03M	Extensive and Intensive Vegetative Roof	2019-01-01	Quarterly
ARCS-SCT-01-03M	Key Card System	2019-01-01	Quarterly
ARCS-SCT-02-01Y	Parking Arm Gates	2019-01-01	Annually
ARCS-STR-01-01Y	Lightning Protection	2019-01-01	Annually
ARCS-SWM-01-01Y	Stormwater Management, Green Roofs - Vegetation Coverage	2019-01-01	Annually
ARCS-SWM-01-03M	Stormwater Management, Green Roofs - Weeding	2019-01-01	Quarterly
ARCS-SWM-01-06M	Stormwater Management, Green Roofs - Membrane and Drainage	2019-01-01	Semi-annually
ARCS-SWM-02-01Y	Stormwater Management, Rainwater Harvesting - System Components	2019-01-01	Annually
ARCS-SWM-02-03M	Stormwater Management, Rainwater Harvesting - Prescreening	2019-01-01	Quarterly
ARCS-SWM-02-03Y	Stormwater Management, Rainwater Harvesting - Roof	2019-01-01	3-Year
ARCS-SWM-02-04M	Stormwater Management, Rainwater Harvesting - Tank, Inflows and Outflows	2019-01-01	4-Month
ARCS-SWM-02-06M	Stormwater Management, Rainwater Harvesting - Gutters and Downspouts	2019-01-01	Semi-annually
ARCS-SWM-02-06MA	Stormwater Management, Rainwater Harvesting - Winterizing	2019-01-01	Semi-annually
ARCS-SWM-04-01M	Stormwater Management, Permeable Paving - Mowing	2019-01-01	Monthly
ARCS-SWM-04-01Y	Stormwater Management, Permeable Paving - Sediment Removal	2019-01-01	Annually

2. Examine conductors and all connections for corrosion, strong mechanical joints which provide good electrical conductivity, and loose or broken fasteners.
3. Check for loops, sharp bends (less than 8" radius) and frayed horizontal and vertical conductors.
4. Check for damaged guards and down conductors.
5. Inspect grounding attachment for permanency and corrosion (if practical).
6. Test resistance to ground for each down conductor.
7. Clean up work area and remove debris.

### Recommended Tools, Materials, and Equipment:

1. Tool Group B

**ARCS-SWM-  
01-01Y**

**Stormwater Management, Green  
Roofs - Vegetation Coverage**

**Annually**

### Application:

This standard is intended for Stormwater Management, Green Roofs.

### Special Instructions:

1. Contracted Landscaper: In addition to the procedure(s) outlined in this standard, jurisdictional requirements shall be strictly adhered to.

### Check Points:

1. Check vegetation for coverage (50% after first year and 80% after second year for plugs or clippings/90% after first year for carpet or trays). Replace dying or dead vegetation or fill in bare spots as needed.

### Recommended Tools, Materials, and Equipment:

1. Recommended tools are itemized in the Operation, Maintenance and Management of Stormwater Management Systems (Chapter 7), Office of Water, U.S. Environmental Protection Agency.

**ARCS-SWM-  
01-03M**

**Stormwater Management, Green  
Roofs - Weeding**

**Quarterly**

### Application:

This standard is intended for Stormwater Management, Green Roofs.

### Special Instructions:

1. Contracted Landscaper: In addition to the procedure(s) outlined in this standard, local jurisdiction shall be strictly adhered.

### Check Points:

1. Weed to remove invasive weeds, tree seedlings, pests and thatch accumulation.

### Recommended Tools, Materials, and Equipment:

1. Recommended tools are itemized in the Operation, Maintenance and Management of Stormwater Management Systems (Chapter 7), Office of Water, U.S. Environmental Protection Agency.

## **ARCS-SWM- Stormwater Management, Green 01-06M Roofs - Membrane and Drainage**

**Semi-  
annually**

### Application:

This standard is intended for Stormwater Management, Green Roofs.

### Special Instructions:

1. O&M Contractor: In addition to the procedure(s) outlined in this standard, local jurisdiction shall be strictly adhered.

### Check Points:

1. Check membrane, flashing and caulking for leaks and needed repairs.
2. Clean associated downspouts, gutters, drainage pipes, drain boxes, inlets, stone edge drains, scuppers and other structures draining to/from practice to make sure they are free of vegetation and debris.

### Recommended Tools, Materials, and Equipment:

1. Recommended tools are itemized in the Operation, Maintenance and Management of Stormwater Management Systems (Chapter 7), Office of Water, U.S. Environmental Protection Agency.